

AGENDA
PLANNING AND ZONING COMMISSION MEETING
222 St. Louis Street, Room 348
Tuesday, January 18, 2022
5:00 PM

ROLL CALL

RECOGNITION OF PLANNING COMMISSION EMPLOYEE OF THE YEAR

1. **ELECTION OF THE CHAIRMAN AND VICE CHAIRMAN**
2. **APPROVAL OF 2021 ANNUAL REPORT**
[Report](#)
3. **APPROVAL OF 2022 CALENDAR**
[Proposed 2022 Meeting Schedule](#)
4. **APPROVAL OF 2022 WORK PROGRAM**
[Work Program](#)
5. **PLANNING COMMISSION APPOINTMENT TO THE BREC COMMISSION**

APPROVAL OF MINUTES

6. **December 13, 2021**
[December 13, 2021](#)

RULES FOR CONDUCTING PUBLIC HEARINGS

Any interested member of the public who wishes to comment on any item on the agenda may comment in person at City Hall, 222 St. Louis Street, Baton Rouge, LA 70802, 3rd-floor, Room 348 during the meeting. In an effort to social distance, capacity will be limited and overflow will be directed to the 8th Floor. All comments will be broadcast on www.brla.gov, on Metro 21 (Cox Channel 21 and AT&T Channel 99), and on the City of Baton Rouge/Parish of East Baton Rouge Facebook page (via Facebook Live). Comments submitted prior to 3:00pm of the meeting date, will be compiled by position (for/against) and the total number will be announced before the item's public hearing. Any interested person who does not wish to comment in person may use the form found here: <https://www.brla.gov/pc>

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes. Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations. Applicant will be allowed a total period of five minutes for rebuttal.

Ryan L. Holcomb, AICP, Planning Director

CONSENT AGENDA

Items with no outstanding issues that do not require Plan Amendments or Text Amendments. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.

CONSENT - ITEMS FOR WITHDRAWAL

CONSENT - ITEMS FOR DEFERRAL

14, 15

CONSENT - ITEMS FOR APPROVAL

REGULAR AGENDA

Items will require approval by the Metropolitan Council unless otherwise noted.

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

7. PA-2-22 10260 Pecue Lane

To amend the Comprehensive Land Use Plan from Agricultural/Rural to Residential Neighborhood on property located on the west side of Pecue Lane, south of Perkins Road, on Lot 10 of the Mary E. Harelson Property. Section 61, T8S, R2E, GLD, EBRP, LA (Council District 3 - Gaudet)

PLANNING STAFF FINDINGS: Recommend approval, based upon examination of the area at a further level of detail and compatibility with surrounding uses

Related to SS-7-21

[Application](#) [Staff Report](#)

8. SS-7-21 Mary E. Harelson Property

Proposed minor subdivision with a private street on property located on the west side of Pecue Lane, south of Perkins Road, on Lot 10 of the Mary E. Harelson Property (Council District 3 - Gaudet)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration, if the plan amendment is approved

Related to PA-2-22

[Application](#) [Staff Report](#) [Plans](#)

9. PA-3-22 8800-8900 and 8890 Quarters Lake Road

To amend the Comprehensive Land Use Plan from Residential Neighborhood to Office on property located east of Quarters Lake Road, south of Interstate 12, on portions of Lots 8 and 9 of Jefferson Farms Subdivision. Section 39, T7S, R1E, GLD, EBRP, LA (Council District 11 - Adams)

PLANNING STAFF FINDINGS: Recommend approval, based upon examination of the area at a further level of detail and compatibility with surrounding uses

Related to Case 4-22

[Application](#) [Staff Report](#)

10. Case 4-22 8800-8900 and 8890 Quarters Lake Road

To rezone from Single Family Residential (A1) to General Office Low Rise (GOL) on property located east of Quarters Lake Road, south of Interstate 12, on portions of Lots 8 and 9 of Jefferson Farms Subdivision. Section 39, T7S, R1E, GLD, EBRP, LA (Council District 11 - Adams)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

Related to PA-3-22

[Application](#) [Staff Report](#)

11. Case 88-21 4564 Bennington Avenue

To rezone from Commercial Alcoholic Beverage (restaurant)(C-AB-1) to Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) on property located on the south side of Bennington Avenue, east of College Drive, on a portion of Lot 32 of Concord Park Subdivision, First Filing, Part 2. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Racca)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

12. **Case 93-21 1176 Bob Pettit Boulevard**

To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) on property located on the north side of Bob Pettit Boulevard, west of Nicholson Drive, on a portion of Lot A-2-A of Tigerland Acres Subdivision. Section 65, T7S, R1W, GLD, EBRP, LA (Council District 12 - Racca)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

13. **Case 1-22 1116 South 14th Street**

To rezone from Light Industrial (M1) to Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) on property located on the west side of South 14th Street, south of Myrtle Street, on a portion of Lot 12 of Suburb Swart, Square 275. Section 50, T7S, R1W, GLD, EBRP, LA (Council District 10 - Coleman)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

14. **CONSENT FOR DEFERRAL Case 5-22 8398, 8412 and 8514 Hooper Road**

To rezone from Single Family Residential (A1) to Single Family Residential (A2.7) on property located on the south side of Hooper Road, west of Hickcock Drive, on Lot O. M. Keating of Johnnie Beatrice Rabb Keating Property. Section 85, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)

Related to S-1-22

Deferred to March 21 by the Planning Director

15. **CONSENT FOR DEFERRAL S-1-22 Belle Arbor Subdivision**

Proposed major subdivision with public streets on property located on the south side of Hooper Road, west of Hickcock Drive, on Lot O. M. Keating of Johnnie Beatrice Rabb Keating Property (Council District 5 - Green)

Related to Case 5-22

Deferred to March 21 by the Planning Director

16. **ISPUD-1-22 River House Apartments**

Proposed high density multi-family residential development on property located at the southwest intersection of Nicholson Drive and Oklahoma Street, on Tract RH-1-B-1 of the former Lot N, Magnolia Plantation. Section 51, T7S, R1W, GLD, EBRP, LA (Council District 10 - Coleman)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for an Infill Small Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#) [Plans](#)

THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION

17. **CONSENT FOR WITHDRAWAL PUD-2-00 Starbucks, Burbank University, Final Development Plan**

Proposed restaurant with drive-thru on property located on the south side of Burbank Drive, south of Lee Drive, on portion of Tract C-1-A-1-A-3-B of the Nelson Tract. Section 36, T7S, R1W, GLD, EBRP, LA (Council District 3 - Gaudet)

Withdrawn by the applicant on December 20

[Application](#)

18. **PUD-1-09 Crescent RV Resort, L'Auberge, Final Development Plan**
 Proposed recreational vehicle park on property located on the north side of River Road, west of L'Auberge Crossing Drive, on Tract A-1-B of the PNK Partnership Property. Sections 40, 41 and 77; T7S, R1E, GLD, EBRP, LA (Council District 3 - Gaudet)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with the approved Concept Plan and meets the minimum criteria of the Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#) [Plans](#)

19. **S-15-21 Trivento Subdivision**
 Proposed major residential subdivision with public streets on property located on the east side of Old Scenic Highway, north of Groom Road, on a 350 acre parcel of the Goldie Hause Kizer Property (Council District 2 - Banks)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration
Notice is hereby given the possibility exists that the commission may elect to go into Executive Session to discuss because of pending litigation.
[Application](#) [Staff Report](#) [Plans](#)

20. **SP-1-22 Brookwood Storage**
 Proposed self-storage facility on property located on the north side of Burbank Drive, east of Bluebonnet Boulevard, on Lot 12-B of The Lakes at Bluebonnet Subdivision. Section 51, T8S, R1E, GLD, EBRP, LA (Council District 3 - Gaudet)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration
[Application](#) [Staff Report](#) [Plans](#)

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN